

# Exhibit 10

## DRAFT Schuchart WCID Development Agreement Provision Checklist

9/1/21

Name of WCID	Lemon Creek
<b>Representative</b>	Killen, Griffin & Farrimond
<b>Applicant &amp; Property Owner</b>	Forestar (IUSA), Rosalie Kail + Schucharts
<b>Location</b>	S. of FM 1283, W of FM 471
<b>Acres</b>	386.666
<b>Water CCN</b>	SAWS
<b>Commercial Acres (BC Resolution of Intent to Create PID)</b>	0.0
<b>Single Family Units</b>	1264
<b>Multi-Family Units</b>	0
<b>Proposed Improvement Costs (per submitted petition to Bexar County)</b>	\$64M
<b>Proposed WCID Revenue</b>	\$42 M
WCID Petition/Application Documents	
<b>Legislation Introduced</b>	05/04/2021
<b>Legislation Enrolled</b>	05/28/2021
<b>PID Petition Submitted to City</b>	Yes
<b>MDP or Site Plan submitted to the City</b>	Yes
<b>GIS Shapefiles</b>	Yes
<b>Proposed City's Resolution Consent to PID Creation</b>	11/4/2021
<b>County's Resolution to Create PID</b>	N/A
City Application & Operations Fees	
<b>Application Fee - \$7,500 per request</b>	\$ 7,500
<b>Operations Fee - \$175/residential units (Fee shall be paid within 5 years after the date of the first plat application)</b>	\$ 221,200
<b>Total Fees</b>	\$ 228,700
Proposed PID Ad Valorem tax rate and fees set by CoSA	
<b>Ad Valorem Tax</b>	\$0.95 per \$100 valuation (\$0.77 for debt service, \$0.18 M&O)
<b>Hotel Occupancy Tax</b>	Not to exceed COSA rate
<b>Sales and Use Tax</b>	Not exceed 2%
<b>Bonds</b>	Yes
Strategic Partnership Agreement (SPA)	
<b>Proposed SPA (City/District - 75%/ 25% Split)</b>	Yes
<b>Cost reimbursement for limited purpose annexation as part of SPA</b>	Yes
General Development Agreement Terms	
<b>Owner's consent to annexation</b>	Yes
<b>Waiver of vested right</b>	Yes
<b>No eminent domain, annexation or expansion</b>	Yes
<b>Cost reimbursement-recording for Development Agreement with County</b>	Yes
<b>30-year development agreement term</b>	Yes

# DRAFT Schuchart WCID Development Agreement Provision Checklist

7/16/21

Name of WCID	Schuchart
<b>Annual updates by January 30 of each year</b> - Plat for the subdivision, development document and permit required by the UDC is submitted, Built-out percentages for single-family, multifamily, commercial, infrastructure or improvements, Recalculated built-out percentages, Annual PID revenue & expenditures	Yes
<b>Compliance with City Codes</b>	
<b>Ch. 28 - Signs</b>	Yes
<b>Ch. 34 - Water &amp; Sewers</b> , Category 3 pollution prevention criteria requirements (impervious cover)	Yes
<b>Ch. 35 - UDC &amp; other Chapters</b>	Yes
Other Chapters	Yes
<b>Infrastructure &amp; Improvement Provisions</b>	
<b>Street connectivity ratio</b> outlined in the UDC.	Yes
<b>Increased road network access points</b> for neighborhoods in fire & flood-prone sites.	Yes
<b>Streetlights</b>	Yes
<b>Schools, emergency services &amp; community centers Sites</b>	Yes
<b>Maintenance &amp; operation of infrastructures &amp; facilities</b> per CoSA/SAWS standards	Yes
<b>SWMD infrastructure standards &amp; requirement</b> - [See DSD (IB) 576.]	Yes
<b>Land Use &amp; Development Regulations</b>	
<b>5-mile buffer of a JBSA military installation</b>	Yes
<b>Land Use compatible with Regional Compatibility Use Plans (CUP), JLUS, etc.</b>	Yes
<b>"MLOD" Military Lighting Overlay District</b>	Yes
<b>Dark sky protection</b> practices in all outdoor lighting	Yes
<b>City's Major Thoroughfare Plan</b> - proposed alignments, road width & ROW requirements	FM 471 & FM 1283 Intersections
<b>Environmental Protection</b>	
<b>EARZ Overlay</b>	No
<b>TCEQ Edwards Aquifer Best Management Practices</b>	Yes
<b>Tree planting/replacement programs</b> ; pollinator & community gardens, See Appendix E San Antonio Recommended Plant List - All Suited to Xeriscape Planting Methods of the UDC, Ch. 35 of the City Code	Yes
<b>Public parks, recreation, open space areas, conservation easements</b> , active conservation (nurseries, seed banks), habitat restoration regeneration	19 Acres
<b>Historical, Archeological or Cultural Protection</b>	Yes